TOPOGRAPHIC SURVEY

SE 1/4 NW 1/4 SEC. 1
TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.
KING COUNTY, WASHINGTON

PLS, Inc.
Professional Land Surveyors
1595 NW Gilman Boulevard, #15
Issaquah, Washington 98027
(425) 313-9378 (fax) 313-9379

BRIAN HERBERLING
PO BOX 7415
BELLEVUE WA 98008

BEN V. PETERSEN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 17676

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/20/16	REVISED STEEP SLOPE AND FLOOD PLAIN AREAS	BPM
2	11/17/16	ADDED CLIENT SPECIFIED OHWM DELINEATION	BPM
3	01/23/17	CHANGED APPROX. 100 YR FLOOD PLANE ELEVATION AND UPDATED FLOOD PLANE AREA	BPM
4	01/24/17	REVISED AREAS	BPM
5	01/27/17	ADDED SHORELINE CRITICAL AREA	BPM
6	01/30/17	ADDED MAPPING SECTION C	BPM

LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED, KING COUNTY RECORDING NO. 20040416002249)

THAT PORTION OF THE NORTH 65 FEET OF THE SOUTH 785 FEET OF GOVERNMENT LOT 2 IN SECTION 1 OF TOWNSHIP 24 NORTH IN RANGE 5 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF WEST LAKE SAMMAMISH BOULEVARD SOUTHEAST RIGHT-OF-WAY WITH A LINE DISTANT 720 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2;
THENCE SOUTH 89°38'26" EAST, ALONG SAID LINE PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 181.21 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE;
THENCE NORTH 5°35'26" WEST A DISTANCE OF 65.35 FEET TO THE NORTH LINE OF SAID SOUTH 785 FEET AND THE TERMINUS OF THIS LINE;

(ALSO KNOWN AS A PORTION OF TRACTS 28 AND 29 OF WEOWNA BEACH TRACTS, UNRECORDED)

TOGETHER WITH SECOND CLASS SHORE LANDS AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NO'S. 3162965, 5841599, 5989270, 6041792, 7112210155, AND 7802011002;

AND TOGETHER WITH AN EASEMENT FOR LANDSCAPING AND ACCESS AS CREATED UNDER KING COUNTY RECORDING NO. 20040416002247.

SITUATE IN THE COUNTY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

NOTES AND COMMENTS:

1.) PURPOSE OF SURVEY: THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS.

2.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

3.) VERTICAL DATUM: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

4.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION.

5.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6.) THE PLS, INC. PORTION OF THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING FEBRUARY 2, 2016 AND SEPTEMBER 13 OF 2016.

7.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.

8.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND

9.) KING COUNTY TAX PARCEL NUMBER: 9253900150

10.) THE PROPERTY AND PUBLIC RIGHT-OF-WAY LINES SHOWN HEREON WERE PROVIDED BY TYEE SURVEYORS.

11.) AREA OF PARCEL: 13,381 ± SQ. FT. (0.31 ACRES) BASED ON SEPTEMBER 2016 SHORELINE.

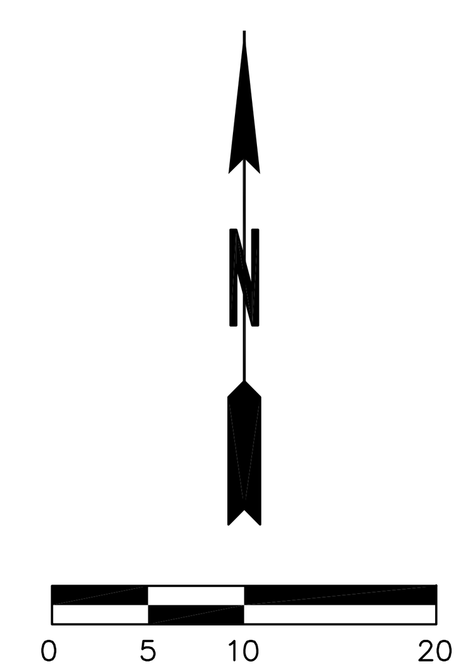
12.) FOR CLARITY PURPOSES WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.

SITE MAPPING NOTE:

THIS TOPOGRAPHIC MAP IS A COMPOSITE OF MAPPING BY PLS, INC. (2016) AND TYEE SURVEYORS (2014). THE ELEMENTS CONTRIBUTED BY EACH SURVEY FIRM ARE AS FOLLOWS:

PLS, INC.: ALL TREES, SURFACE FEATURES AND CONTOURS IN SECTION A SECTION B, AND SECTION C, AND 100 YEAR FLOOD PLAIN LINE.

TYEE SURVEYORS: ALL OTHER SURFACE FEATURES, STRUCTURE FOOTPRINTS AND THE PARCEL BOUNDARY.



SCALE: 1"=10'
CONTOUR INTERVAL: 1 FOOT

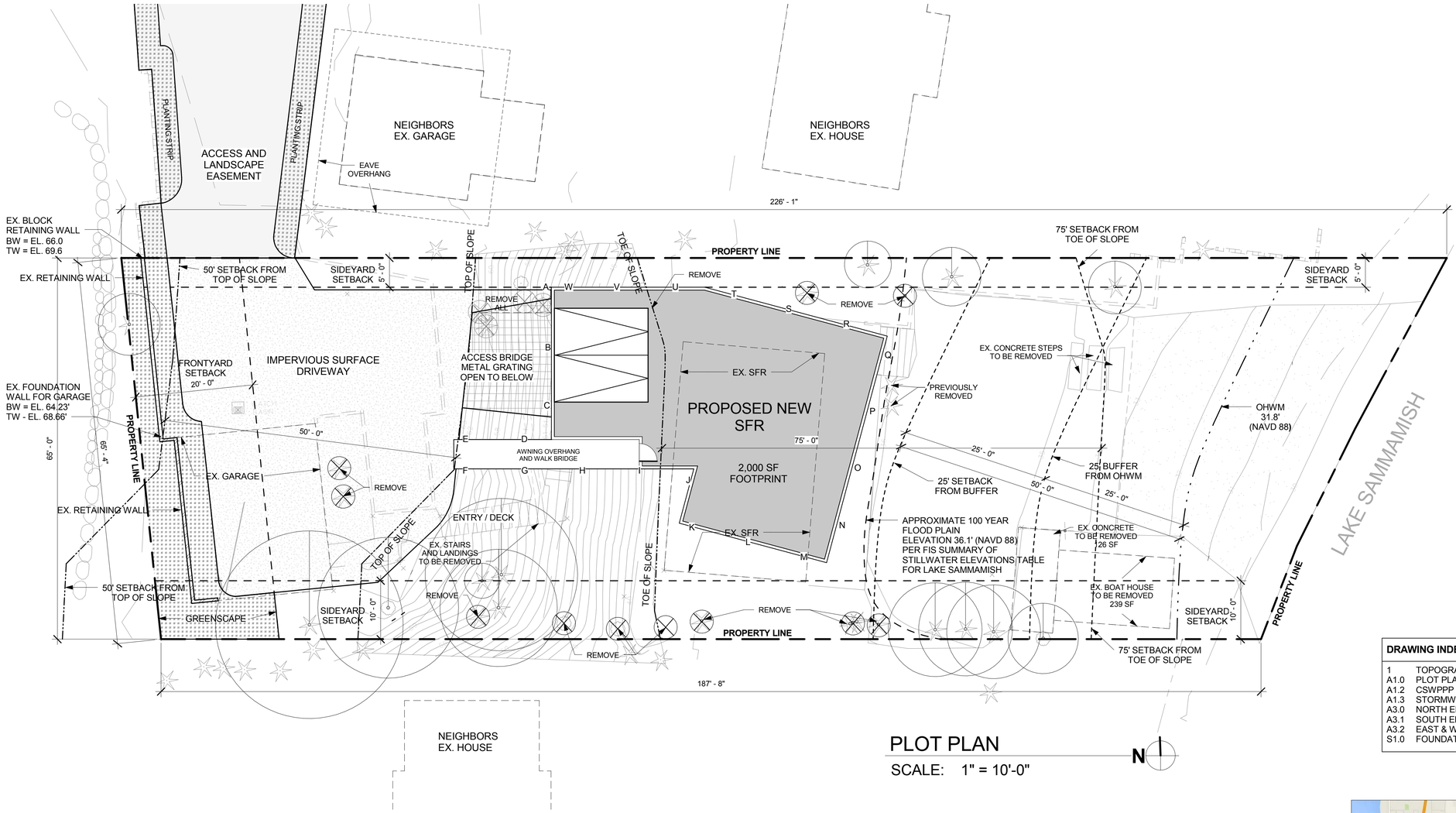
LEGEND:

- SITE BENCH MARK
- SET PK NAIL
- TREE (CONIFEROUS) WITH TRUNK DIAMETER NOTED
- TREE (DECIDUOUS) WITH TRUNK DIAMETER NOTED
- GRAVEL SURFACE
- CATCH BASIN
- X 00.0 TYEE SPOT ELEVATION

SHEET TITLE: TOPOGRAPHIC SURVEY

CLIENT: BRIAN HERBERLING

DRAWN BY: BPM	CHECKED BY: BVP
SCALE: 1"= 10'	DATE: OCT 20, 2016
JOB NO: 16012	
DRAWING NAME: 16012 TOPO.DWG	
SHEET 1 OF 1	



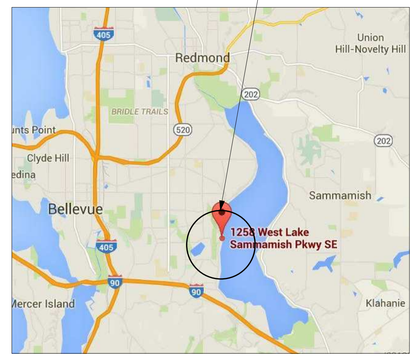
PLOT PLAN

SCALE: 1" = 10'-0"

N

DRAWING INDEX

PROJECT LOCATION



VICINITY MAP

SCALE: N.T.S.

245 - 1258 LAKE SAMM SFR

1258 WEST LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008

PROJECT # 16-132103-DC
ZONE: R 3.5
LOT SIZE: 13,381SF
USE TYPE: RESIDENTIAL (SINGLE FAMILY)

PROJECT DESCRIPTION: NEW CONSTRUCTION, SINGLE FAMILY RESIDENCE

TAX ID NUMBER: 925390-0150

TOTAL NEW & REPLACED IMPERVIOUS SURFACE: 4,152 SF

LEGAL DESCRIPTION: WEONA BEACH UNREC POR OF S 5 FT OF TR 28 & TR 29 LY ELY OF A LN BAAP ON S LN TR 29 181.21 FT E OF ELY MGN CO RD TH N 05-35-26 W 65.35 FT TO N LN SD S 5 FT TR 28 & TERMINUS SD LN & SH LDS ADJ

LOT COVERAGE

LOT AREA	**13,381 SF**
PROTECTED AREA	
STEEP SLOPE	2,507 SF
100 YEAR FLOOD PLAIN	3,687 SF
SHORELINE	1,471 SF
LOT COVERAGE	**5,716 SF**
ALLOWABLE 5,716 x .35 =	**2,001 SF**
PROPOSED SFR	**2,000 SF**

PROPOSED 1,995 SF < ALLOWED 2,001 SF

IMPERVIOUS SURFACES

LOT AREA	**13,381 SF**
LOT AREA x .5 =	**6,691 SF**
SFR	= **2,000 SF**
DRIVEWAY	= **2,387 SF**

NEW AND REMAINING IMPERVIOUS SURFACES

PROPOSED 4,387 SF < ALLOWED 6,691 SF

REQUIRED GREENSCAPE: PER LUC 20.20.010

FRONT YARD GREENSCAPE
TOTAL AREA = 1,309 SF - 50% REQUIRED = 654.50 SF
GREENSCAPE PROVIDED = 656 SF

PROVIDED - 656 SF> REQUIRED - 654.50 SF

FAR - FLOOR AREA RATIO

1ST FLOOR =	1,791 SF
2ND FLOOR =	1,791 SF
3RD FLOOR (INC. GARAGE) =	1,791 SF
ROOF LEVEL =	583 SF
TOTAL=	**5,956 SF**

LOT AREA x .5 = (13,381 x .5 = **6,691 SF**)

PROPOSED 5,956 SF < ALLOWED 6,691 SF

REQUIRED SET BACKS: PER LUC 20.20.010

		ACTUAL
FRONT	20'-0" (MIN)	48'- 0"
SIDE	5'-0" (MIN)	5'- 0"
SIDE	5'-0" (MIN)	10'- 0"
SIDE TOTAL	15'-0"	15'- 0"
SHORELINE	25'-0" FROM 25' BUFFER / 50' FROM OHWM	50' - 0"

SPOT ELEVATIONS FOR HEIGHT CALCULATIONS:

A =	48.83	N =	36.75
B =	51.33	O =	36.92
C =	51.08	P =	36.58
D =	53.67	Q =	36.25
E =	64.00	R =	36.92
F =	61.92	S =	37.75
G =	54.42	T =	38.00
H =	47.75	U =	40.92
I =	41.58	V =	43.92
J =	40.42	W =	48.00
K =	39.25		
L =	37.67		
M =	37.25		

TOTAL = 888.33/23 = 44.4" **44' - 4" AVE. GRADE**

MAX ALLOWABLE (FLAT ROOF) = 74' - 4"
MAX ALLOWABLE (SLOPE ROOF) = 79' - 4"
PROPOSED (SLOPE ROOF) = 78' -2"

MAX FACADE HEIGHT - **40' - 0"** FROM EX. GRADE

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Issue

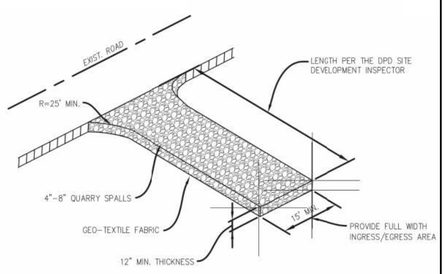
PLOT PLAN &
PROJECT NOTES

Sheet Title

A1.0

Sheet

CONSTRUCTION ACCESS

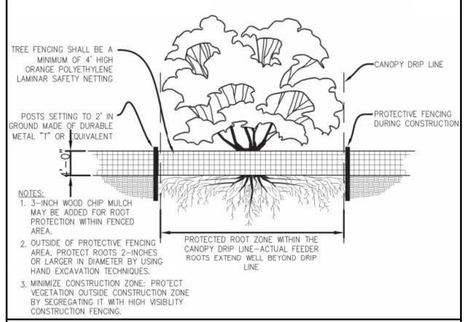


STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. OTHER MEANS OF PROVIDING STABILIZED ACCESS MILL BE CONSIDERED.

REASON: TO REDUCE THE AMOUNT OF MUD, DIRT, ROCKS, ETC.TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

SYMBOL: CE

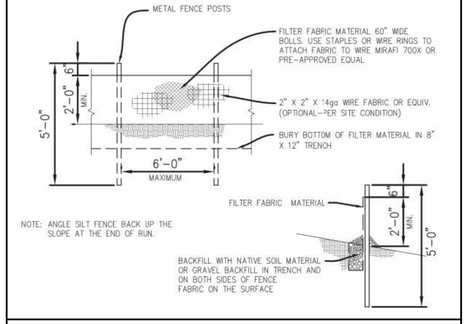
TREE PROTECTION



REASON: TO PROTECT SIGNIFICANT TREES FROM LIFE OR HEALTH THREATENING DAMAGE DURING NEARBY CONSTRUCTION ACTIVITIES.

SYMBOL: TP

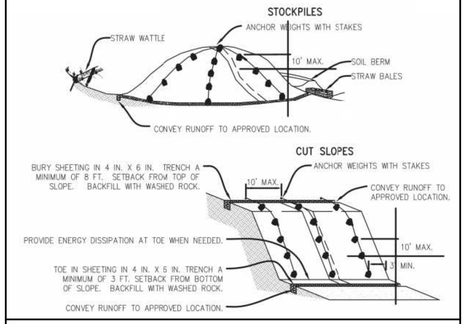
FILTER FENCE



REASON: TO INTERCEPT & DETAIN SMALL AMOUNTS OF SEDIMENT UNDER SHEET FLOW CONDITIONS FROM DISTURBED AREAS DURING CONSTRUCTION.

SYMBOL: FF

COVERED STOCK PILE



REASON: TO PROVIDE IMMEDIATE TEMPORARY EROSION PROTECTION TO SLOPES AND DISTURBED AREAS THAT CANNOT BE COVERED BY MULCHING & MATTING

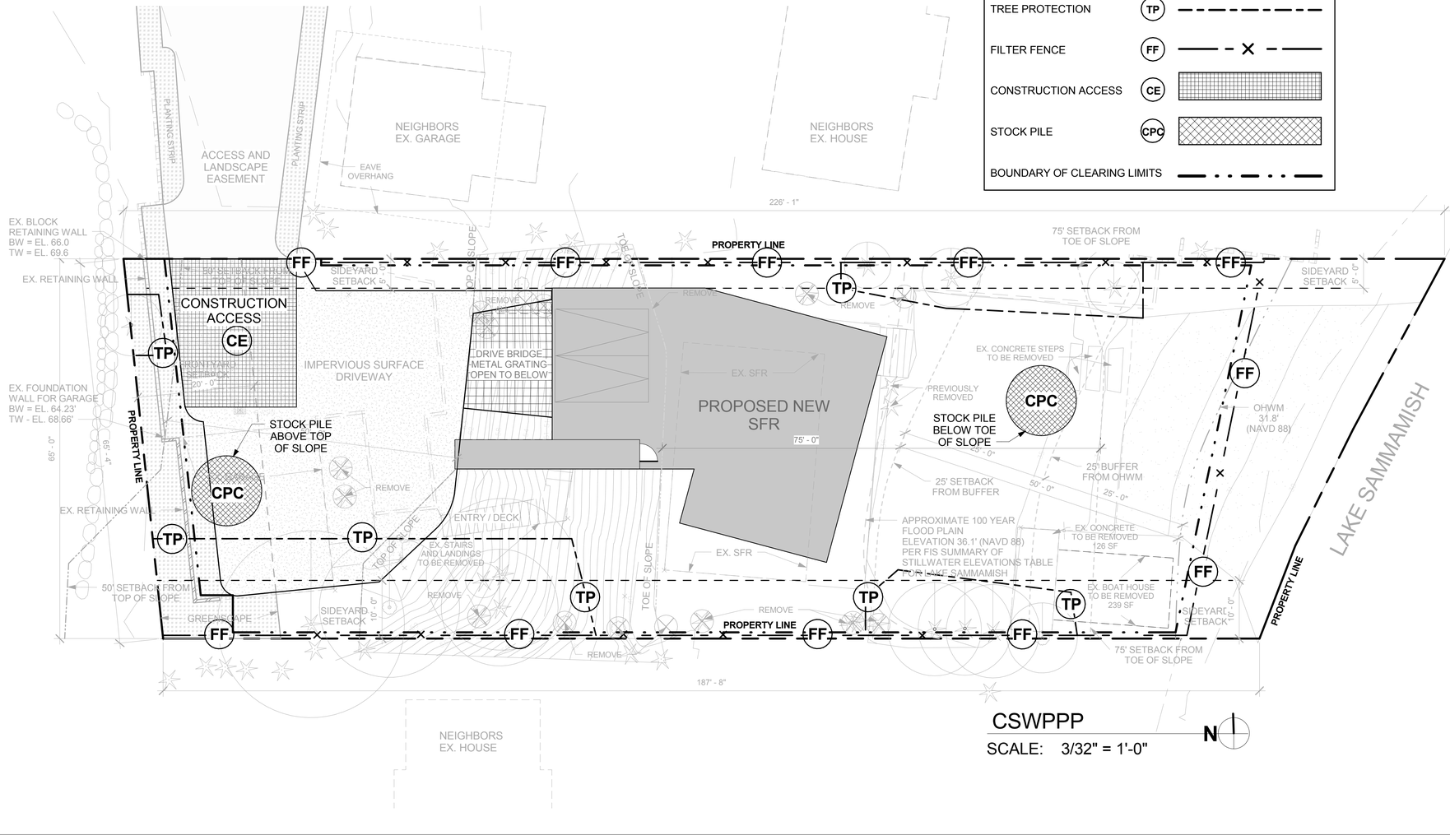
SYMBOL: CPC

EROSION CONTROL PLAN NOTES

1. ALL CLEARING AND GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING AND GRADING CODE, CLEARING AND GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE **ABOVE** REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRES OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER TO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS A RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT. LOCATIONS FOR THE MOBILIAZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTIANED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM OF 5% SLOPE, PER **THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3**.

EROSION CONTROL LEGEND

TREE PROTECTION	TP
FILTER FENCE	FF
CONSTRUCTION ACCESS	CE
STOCK PILE	CPC
BOUNDARY OF CLEARING LIMITS	



CSWPPP

SCALE: 3/32" = 1'-0"

N

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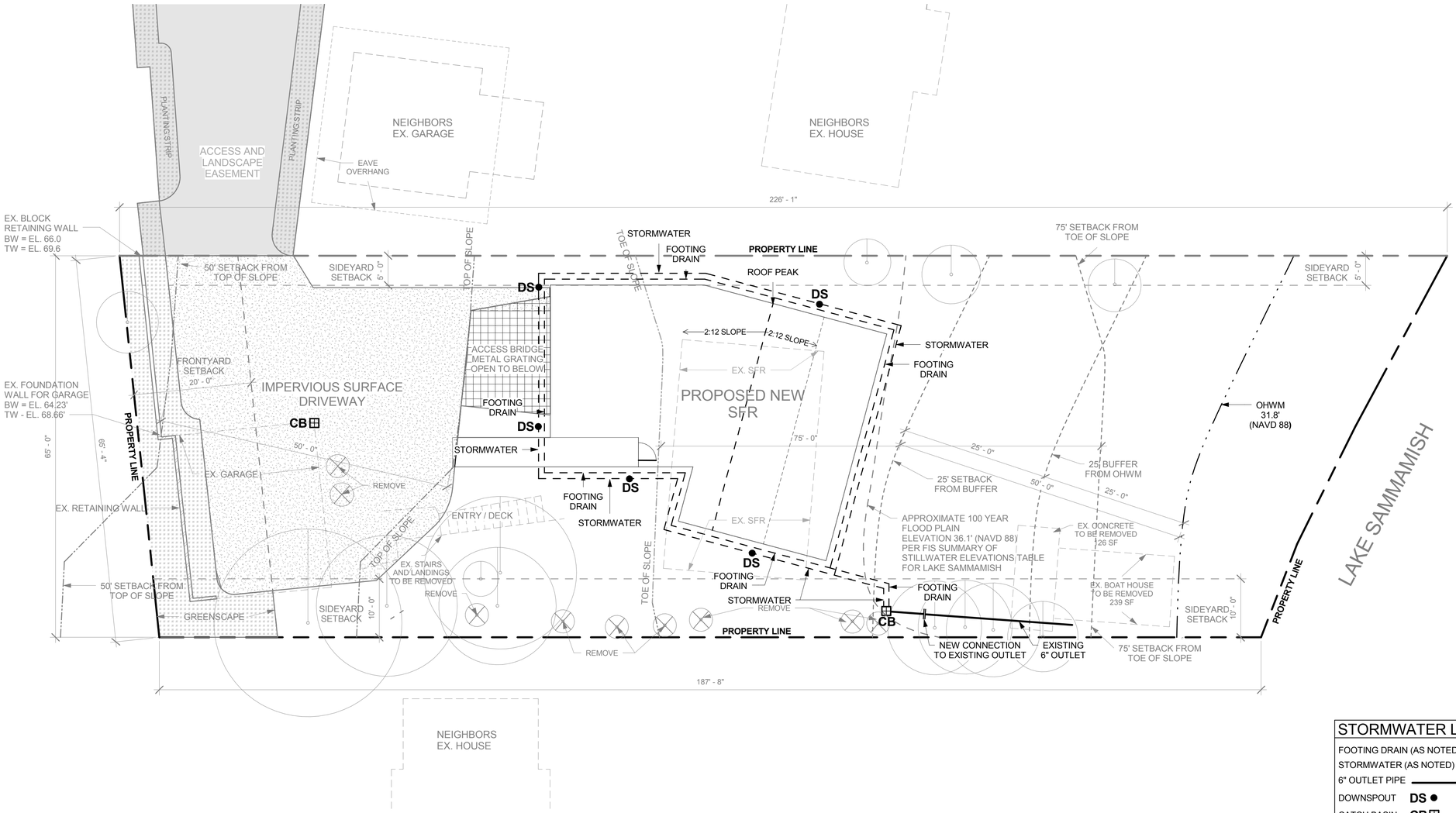
CSWPPP

Sheet Title

A1.2

Sheet



STORWATER DRAINAGE PLAN

SCALE: 1" = 10'-0"

N

STORMWATER LEGEND	
FOOTING DRAIN (AS NOTED)	
STORMWATER (AS NOTED)	
6" OUTLET PIPE	
DOWNSPOUT	DS ●
CATCH BASIN	CB ⊞

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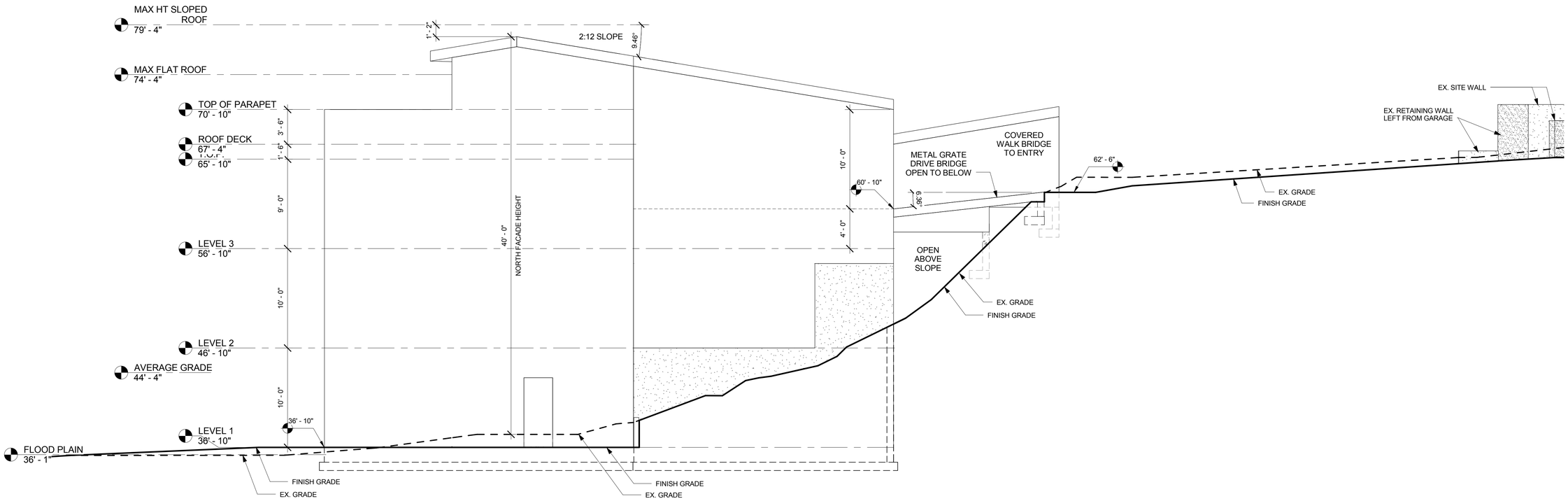
STORMWATER
DRAINAGE PLAN

Sheet Title

A1.3

Sheet



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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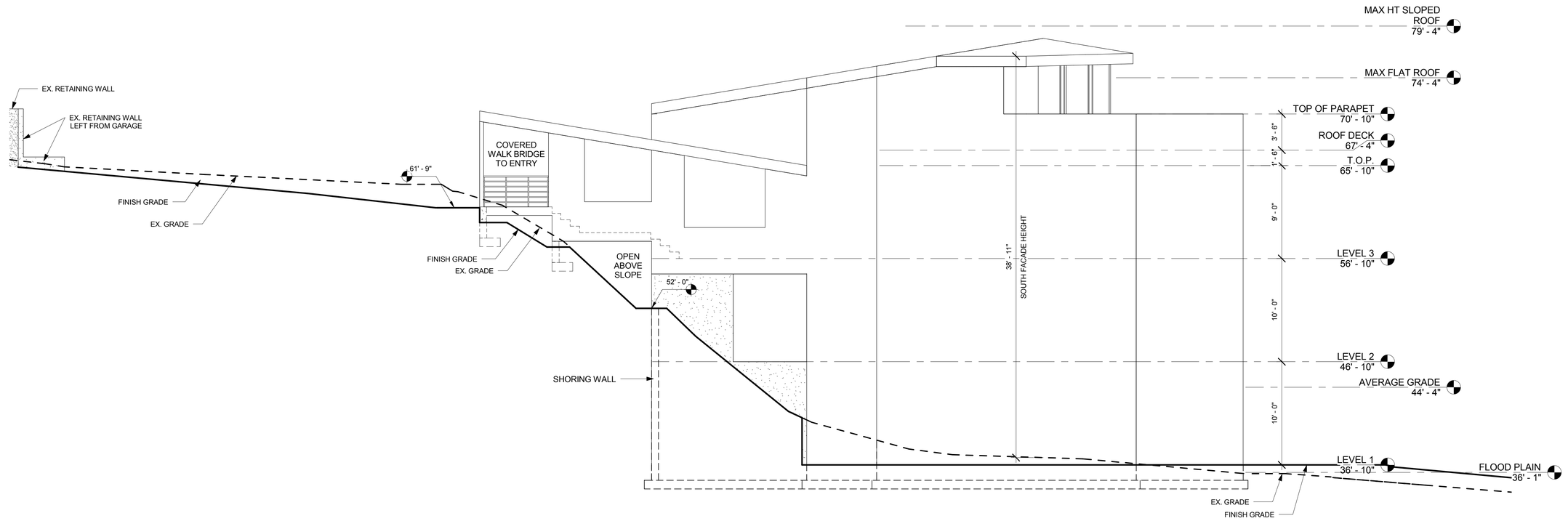
NORTH ELEVATION

Sheet Title

A3.0

Sheet



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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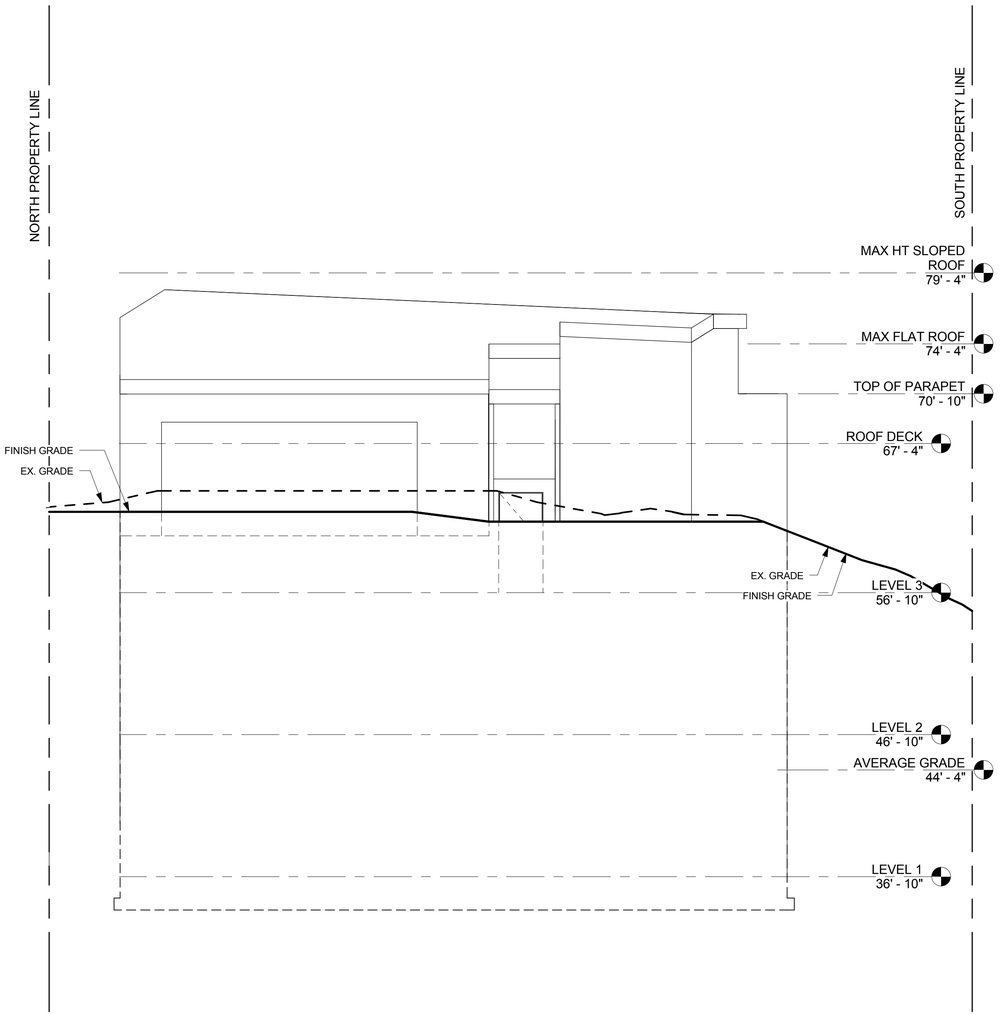
SOUTH ELEVATION

Sheet Title

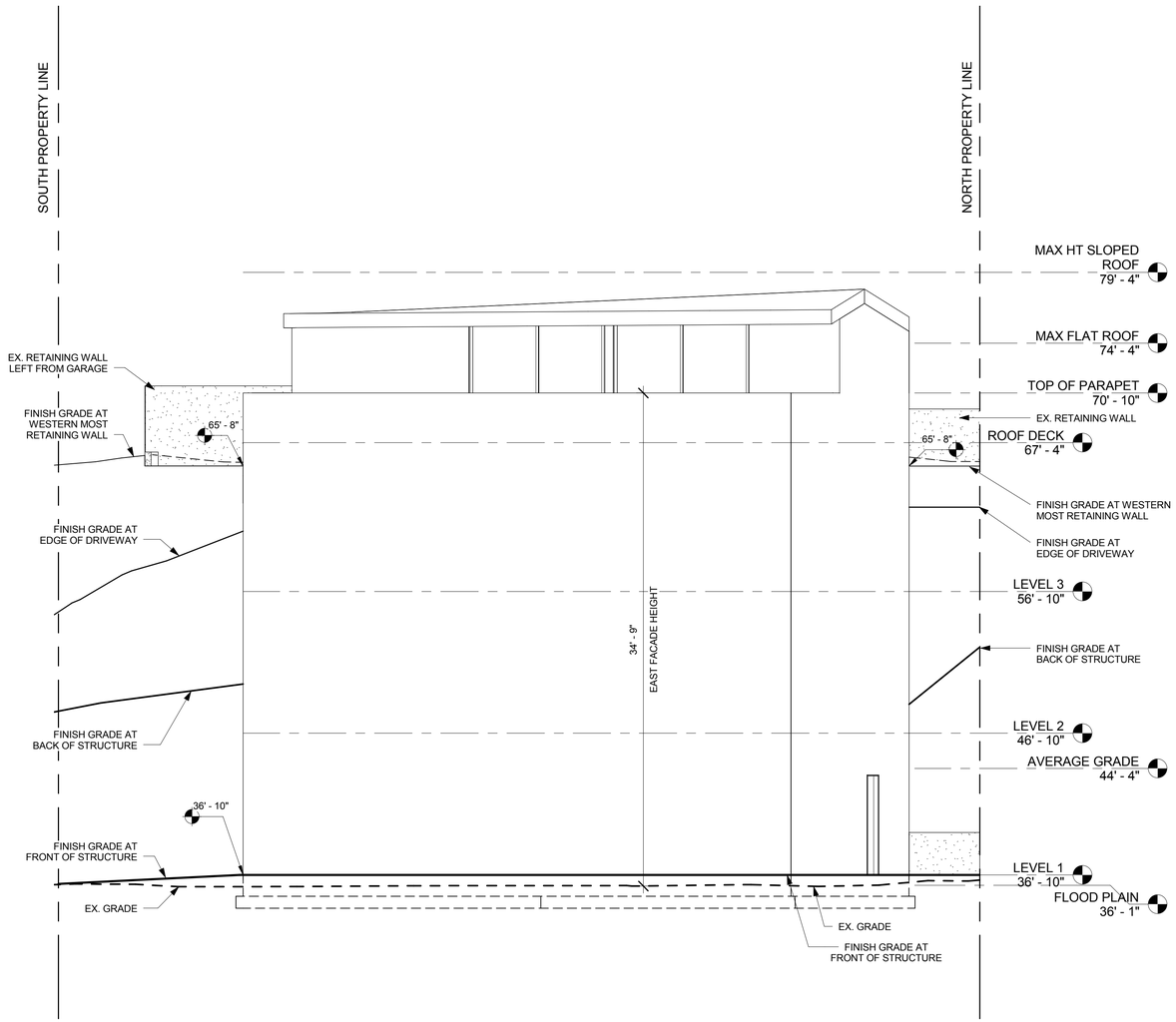
A3.1

Sheet



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

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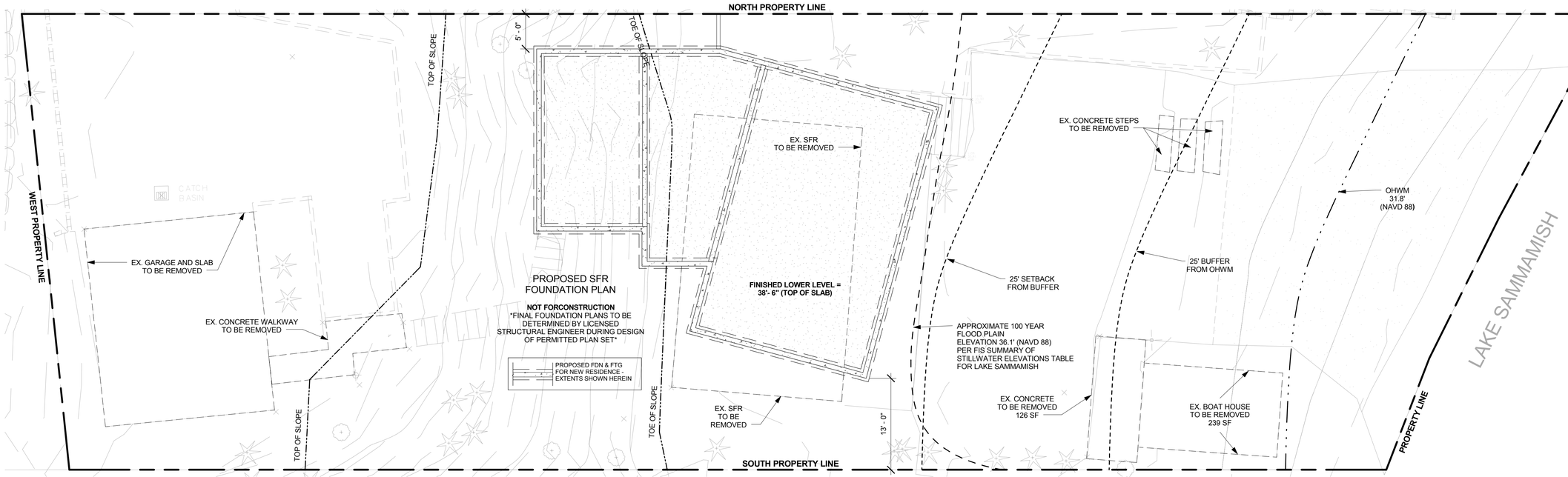
EAST / WEST ELEVATIONS

Sheet Title

A3.2

Sheet



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

N

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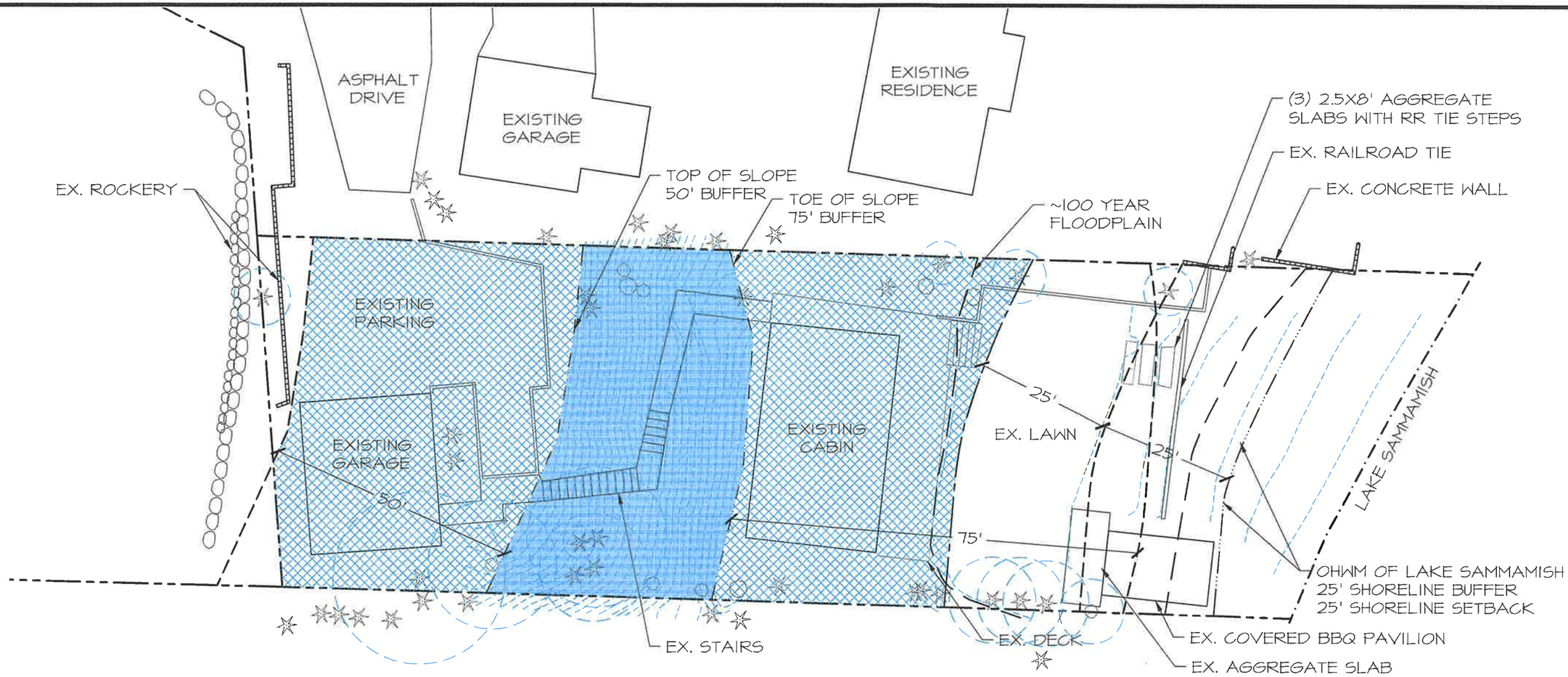
FOUNDATION PLAN

Sheet Title

S1.0

Sheet



CRITICAL AREAS LEGEND

- PROPERTY LINE
- ORDINARY HIGH WATER OF LAKE SAMMAMISH
- ~100 YR. FLOODPLAIN
- EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
- TOP/TOE OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
- STEEP SLOPE BUFFER AND SHORELINE SETBACK
- 25' SHORELINE STRUCTURE SETBACK
- EXISTING TREES
- 40%+ STEEP SLOPE
- STEEP SLOPE BUFFER (75' FROM TOE OF SLOPE AND 50' FROM TOP OF SLOPE)

GRAPHIC SCALE
(IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

FIGURE 1: EXISTING CONDITIONS MAP
BUFFER MITIGATION PLAN
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON

PROJECT	5285
DRAWN	SO
SCALE	AS NOTED
DATE	12-07-16
REVISED	01-24-19

1/11

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office: (425) 333-4535 Fax: (425) 333-4609

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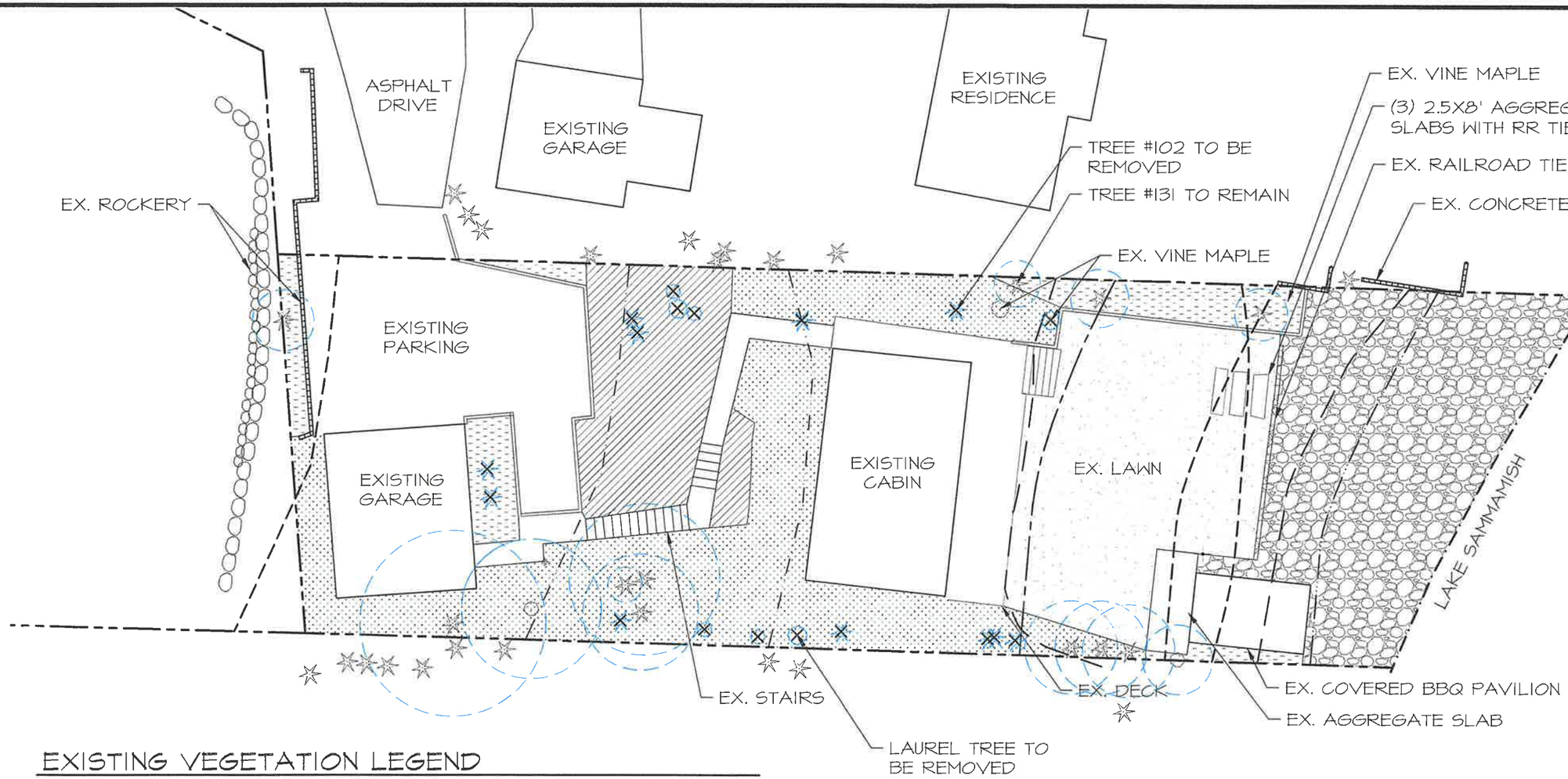

EXISTING VEGETATION LEGEND

- PROPERTY LINE
- ORDINARY HIGH WATER OF LAKE SAMMAMISH
- ~100 YR. FLOODPLAIN
- EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
- TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
- STEEP SLOPE BUFFER AND SHORELINE SETBACK
- 25' SHORELINE STRUCTURE SETBACK
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING LAWN - 1,907 SF
- EXISTING ORNAMENTAL PLANTING BED - 674 SF
- NATIVE SAPLINGS, SHRUBS AND GROUNDCOVER - 1,033 SF
- TREES WITH OPEN UNDERSTORY - LITTLE IVY - 2,773 SF
- EXISTING GRAVEL BEACH - 2,341 SF

GRAPHIC SCALE (IN FEET)

0 10 20 30 40 60

SCALE: 1:20

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SCALE AS NOTED | 2/11
DATE 12-07-16
REVISED 01-24-19

FIGURE 2: EXISTING VEGETATION MAP
BUFFER MITIGATION PLAN
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON

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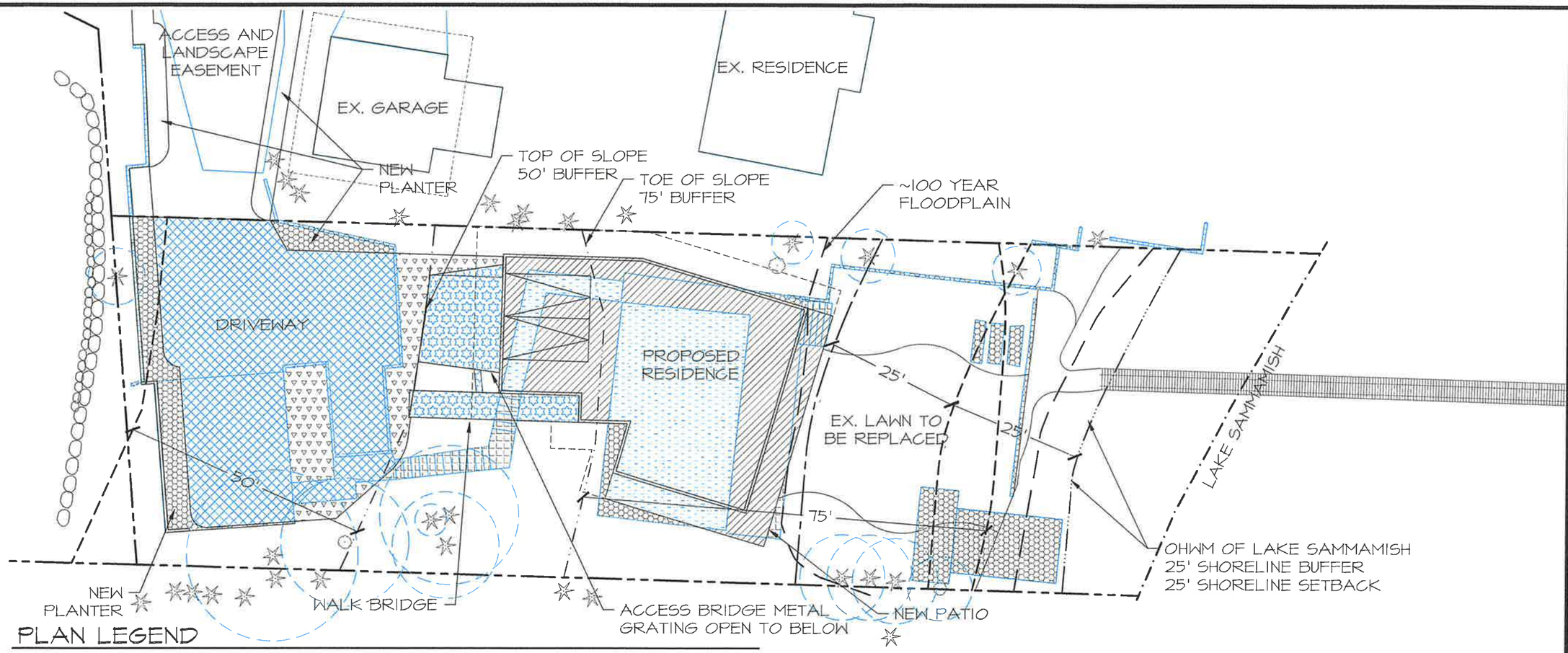

PLAN LEGEND

	PROPERTY LINE	
	ORDINARY HIGH WATER OF LAKE SAMMAMISH	
	~100 YR. FLOODPLAIN	
	EDGE OF WATER PER PLS INC. SURVEY (09.13.16)	
	TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)	
	STEEP SLOPE BUFFER AND SHORELINE SETBACK	
	25' SHORELINE STRUCTURE SETBACK	
	5' BSBL	
	EXISTING TREES TO REMAIN	
	EXISTING IMPERVIOUS SURFACE TO REMAIN	1,054 SF
	EXISTING IMPERVIOUS SURFACE TO BE REMOVED	892 SF
	EXISTING PERVIOUS HARD SURFACE TO BE REMOVED	159 SF
	EXISTING IMPERVIOUS SURFACE TO BE REPLACED WITH PERVIOUS HARD SURFACE	1,946 SF
	NEW PERVIOUS HARD SURFACE	424 SF
	NEW IMPERVIOUS SURFACE	1,143 SF
	SHADED SLOPE & BUFFER	402 SF
	NET NEW IMPERVIOUS	-1,695 SF

GRAPHIC SCALE (IN FEET)

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SCALE: 1:20

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FIGURE 3: PROPOSED SITE PLAN
BUFFER MITIGATION PLAN
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON

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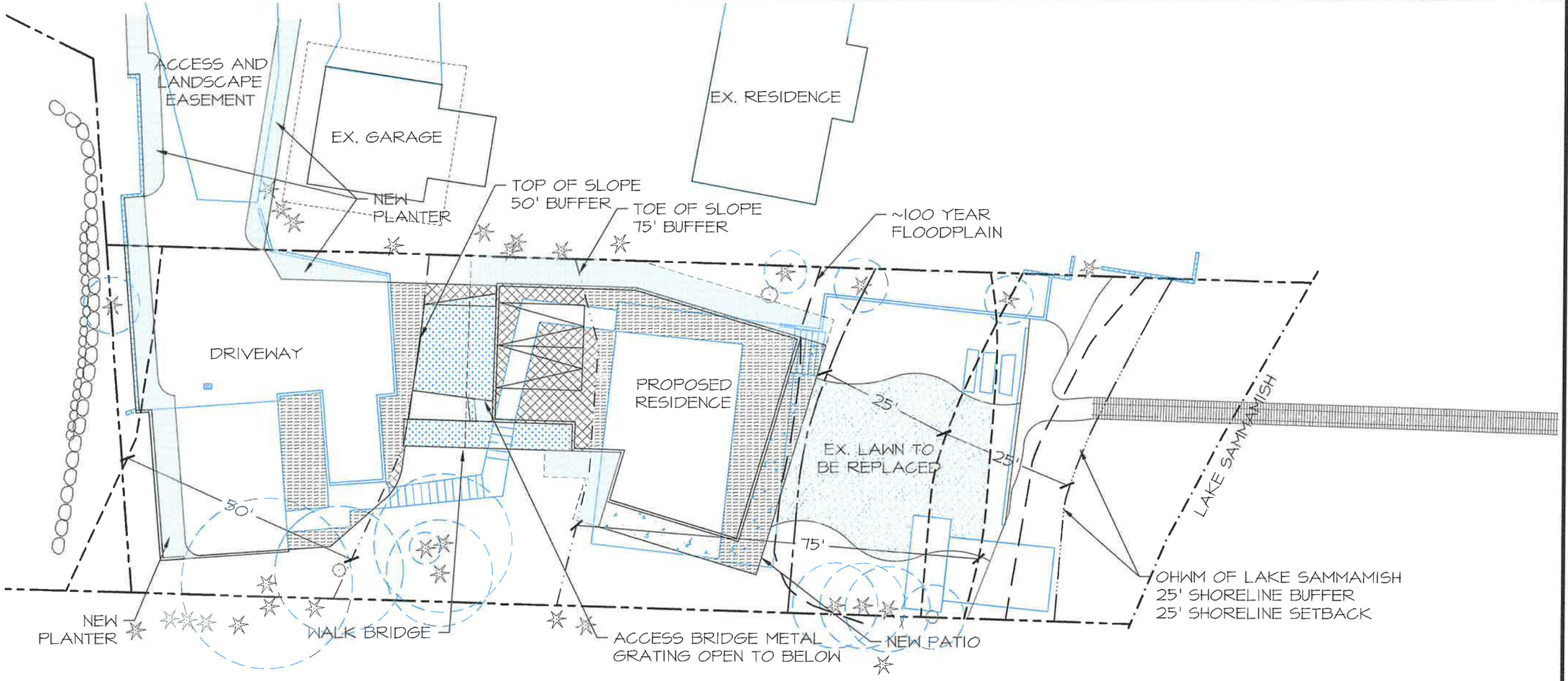

PLAN LEGEND

- PROPERTY LINE
- ORDINARY HIGH WATER OF LAKE SAMMAMISH
- ~100 YR. FLOODPLAIN
- EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
- TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
- STEEP SLOPE BUFFER AND SHORELINE SETBACK
- 25' SHORELINE STRUCTURE SETBACK
- 5' BSBL
- LANDSCAPE AREA - 1,155 SF
- EXISTING LAWN TO BE REPLACED WITHIN STEEP SLOPE BUFFER - 1,058 SF
- EXISTING TREES TO REMAIN

IMPACT LEGEND

STEEP SLOPE IMPACTS	415 SF
STEEP SLOPE BUFFER IMPACTS	1,151 SF
SHADED STEEP SLOPE	402 SF
TOTAL IMPACTS	1,968 SF

GRAPHIC SCALE (IN FEET)

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SCALE: 1:20

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FIGURE 4: IMPACTS
BUFFER MITIGATION PLAN
1258 W. LAKE SAMMAMISH PKWY. SE
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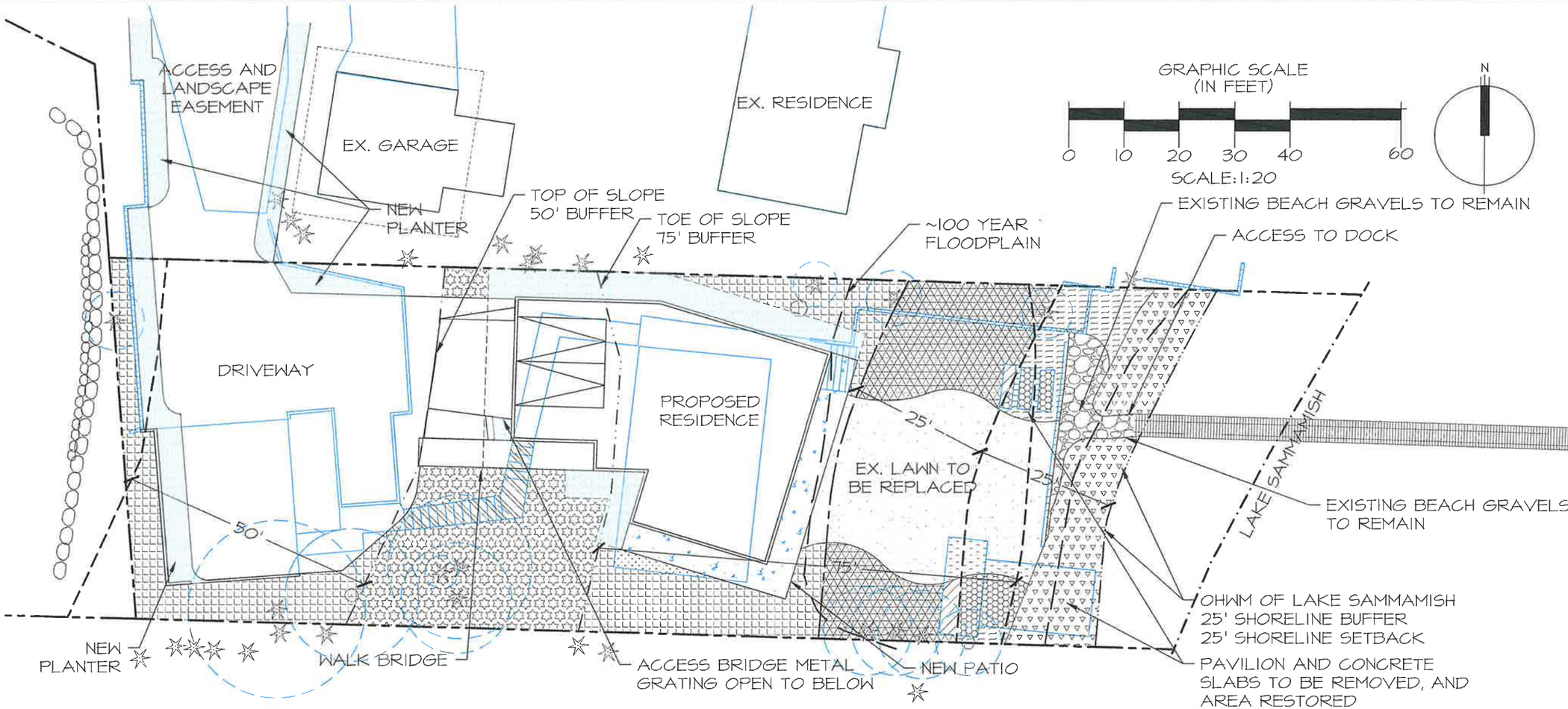

PLAN LEGEND

- PROPERTY LINE
- ORDINARY HIGH WATER OF LAKE SAMMAMISH
- ~100 YR. FLOODPLAIN
- EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
- TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
- STEEP SLOPE BUFFER AND SHORELINE SETBACK
- 25' SHORELINE STRUCTURE SETBACK
- 5' BSBL
- EXISTING TREES TO REMAIN
- LANDSCAPE AREA - 1,155 SF
- EXISTING LAWN TO BE REPLACED WITH A NATIVE RED FESCUE LAWN - 1,152 SF
- NEW NATIVE RED FESCUE LAWN - 89 SF
- EXISTING BEACH GRAVELS TO REMAIN - 176 SF

MITIGATION LEGEND LEGEND

STEEP SLOPE RESTORATION	133 SF
STEEP SLOPE BUFFER RESTORATION	39 SF
STEEP SLOPE ENHANCEMENT	997 SF
STEEP SLOPE BUFFER ENHANCEMENT	1,321 SF
SHORELINE BUFFER RESTORATION	159 SF
SHORELINE BUFFER ENHANCEMENT	263 SF
SHORELINE SETBACK RESTORATION	57 SF
SHORELINE SETBACK ENHANCEMENT	841 SF
TOTAL MITIGATION	3,810 SF
MITIGATION FOR DOCK - UNDER SEPARATE PERMIT	722 SF

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FIGURE 5: MITIGATION BUFFER MITIGATION PLAN
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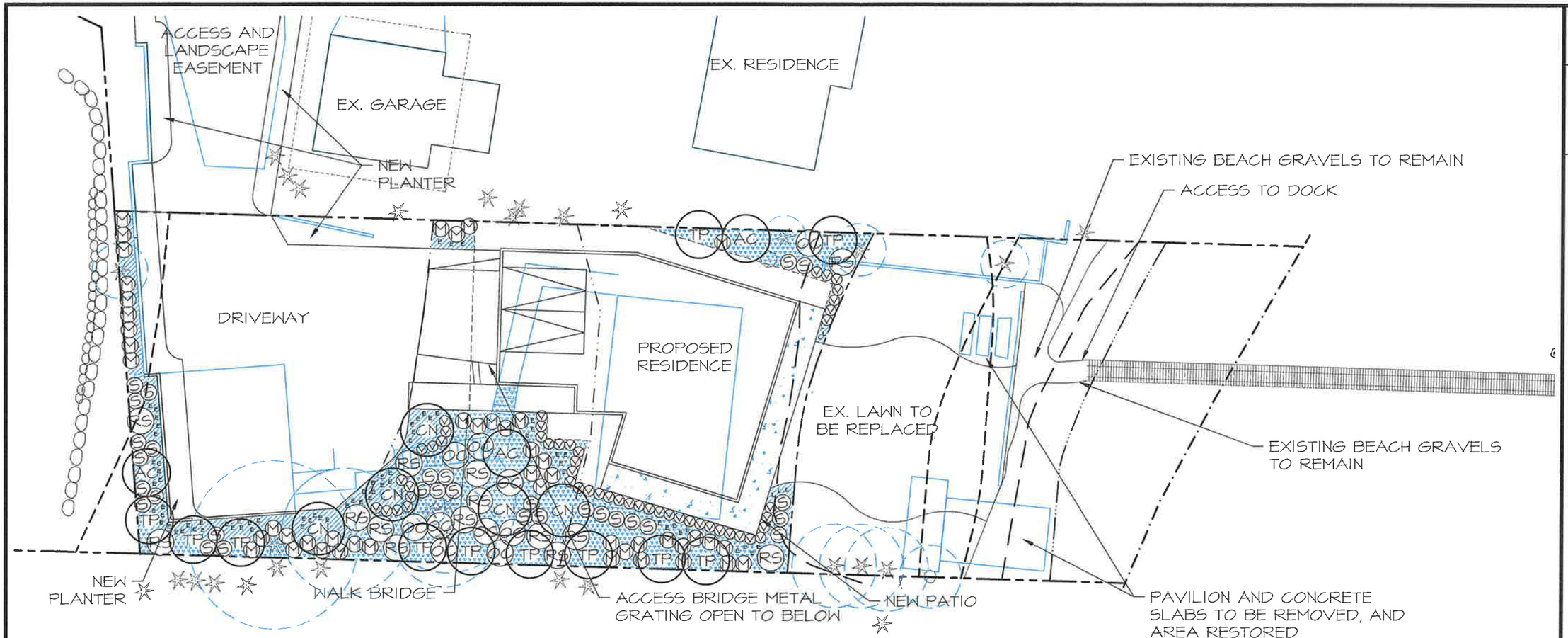

PLANT LIST - STEEP SLOPES (SEE FIGURE 8 FOR COMPLETE SCHEDULE)

LARGE TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
CN	CORNUS NUTTALII	PACIFIC DOGWOOD	5
TP	THUJA PLICATA	WESTERN RED CEDAR	11

SMALL TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
AC	ACER CIRCINATUM	VINE MAPLE	3

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	47
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	10
RS	RIBES SANGUINEUM	RED CURRANT	14
S	SYMPHORICARPOS ALBUS	SNOWBERRY	30
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	51

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	96
	GAULTHERIA SHALON	SALAL	197

PERENNIALS

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
L	CLAYTONIA LANCEOLATA	WESTERN SPRING BEAUTY	6
E	ERYTHRONIUM MONTANUM	AVALANCHE LILY	71

GRAPHIC SCALE (IN FEET)

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SCALE: 1:20

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FIGURE 6: STEEP SLOPES PLANTING PLAN
BUFFER MITIGATION PLAN
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BELLEVUE, WASHINGTON

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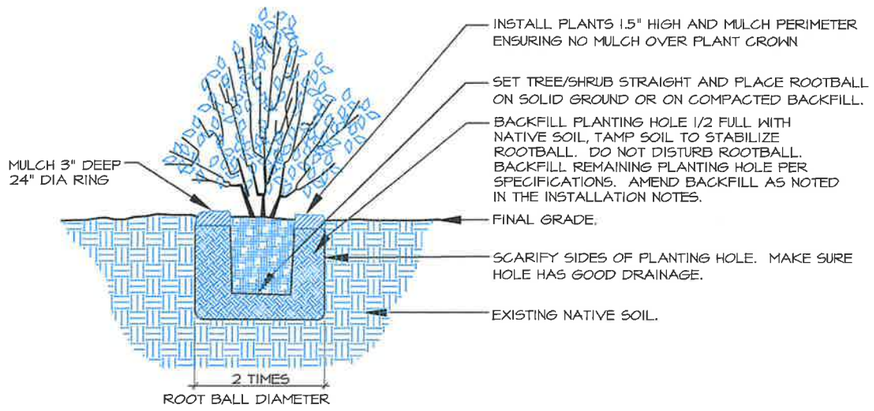
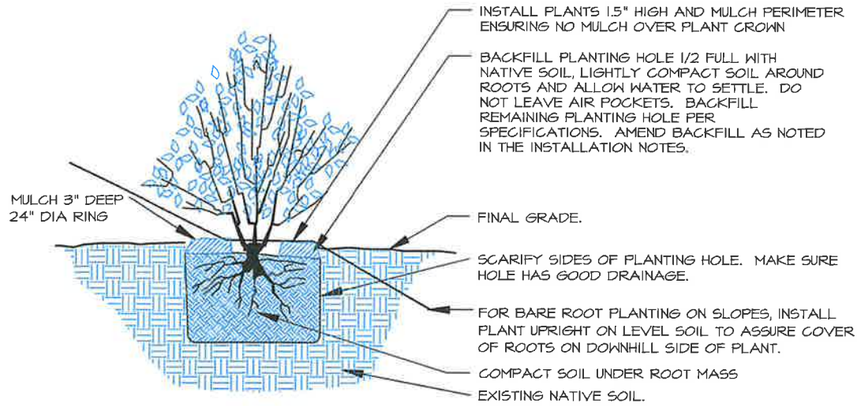


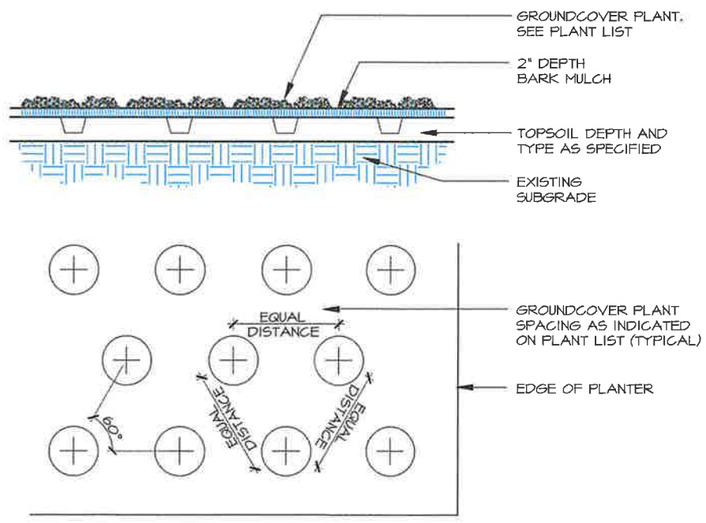
1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS



2 BARE-ROOT SHRUB PLANTING (TYP.)

SCALE: NTS



3 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

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DATE	12-07-16
REVISED	01-24-19
PROJECT	5285

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FIGURE 9: PLANTING DETAILS
BUFFER MITIGATION PLAN
1258 W. LAKE SAMMAMISH PKWY. SE
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MAINTENANCE & MONITORING PLAN

CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the steep slope and shoreline setback enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner.
2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the steep slope and shoreline setback enhancement plan are met.
3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.
2. Vegetation establishment within the steep slope and shoreline setback enhancement areas will be monitored during each field visit with a record kept of all plant species found.
3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a semi-quantitative representation of success of the enhancement plan.

PERFORMANCE STANDARDS

Success of plant establishment within the steep slope and shoreline setback enhancement areas will be evaluated on the basis of percent survival of planted species.

1. Native woody cover will be a minimum of; 10% at construction completion, 15% at year 1, 20% at year 2, 25% at year 3 and 40% at year 5.
2. There will be 100% survival of all woody planted species throughout the mitigation planted area at the end of the first year of planting. For years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants.
3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

MAINTENANCE (M) & CONTINGENCY (C)

1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the enhancement project.
2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.
3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).

- replace dead plants with the same species or a substitute species that meet the goal of the enhancement plan (C)
- re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)
- irrigate following plant installation for five years (M)

PERFORMANCE BOND

1. A performance bond or other surety device will be posted with the City of Bellevue by the applicant to cover the costs of steep slope and shoreline setback enhancement plan implementation (including labor, materials, maintenance, and monitoring).
2. The bond or assignment may be released in partial amounts in proportion to work successfully completed over the five year monitoring period, as the applicant demonstrates performance and corrective measures.

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FIGURE 5: MAINTENANCE & MONITORING PLAN
DOCK MITIGATION PLAN
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON

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Environmental Planning & Landscape Architecture

January 25, 2019

Brian Heberling
Lago Mar LLC
PO Box 7415
Bellevue, WA 98008

SUBJECT: **Critical Areas Report - Habitat Assessment - Weowna Point**
1258 W. Lake Sammamish Pkwy SE, Bellevue, WA
Steep Slope and Shoreline Buffer Modification and Enhancement

Dear Brian:

On October 3, 2016 I conducted an initial wetland and stream reconnaissance and habitat assessment on the subject property located along the shoreline of the west side of Lake Sammamish. The primary purpose of the site visit was to assess proposed modifications to the steep slope, steep slope buffer, and shoreline habitat functions as part of a proposed re-development of the property to replace an existing residence with a new single-family residence. See the geotechnical report by Geotechnical Consultants, Inc. for information pertaining to slope stability and geotechnical performance standards.

No wetlands or streams were identified on the site utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).*

1.0 EXISTING CONDITIONS

The central portion of the site is developed with a small single-family residence. Maintained lawn extended east from the residence to the edge of a gravel beach located along the shoreline. An existing covered pavilion is located in the southeast corner of the property.

A steep slope is located immediately west of the residence. An existing garage and parking area are located at the top of the slope in the far western portion of the site. A stairway extends from the parking area down the steep slope to the residence.

Native vegetation on the property is generally restricted to scattered trees along the perimeter of the site (see tree survey) and on the steep slope between the residence and the garage. Vegetation on the steep slope included western red cedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), salal (*Gaultheria shallon*), hazelnut (*Corylus cornuta*), tall Oregongrape (*Mahonia aquifolium*), sword fern (*Polystichum munitum*), and bracken fern (*Pteridium aquilinum*), with patches of invasive Himalayan blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*), and holly (*Ilex* sp.) also observed.

The entire property is maintained and no habitat features such as snags or downed logs were observed.

2.0 CRITICAL AREA IMPACTS

2.1 Shoreline and Buffer

The only work that would occur within the required 25-foot shoreline buffer would be: 1) the removal of the existing covered pavilion and 2) the removal of three 2.5' by 8' existing aggregate slabs.

2.2 Shoreline Structure Setback

The proposed new residence would be constructed in the same general location as the existing residence and will not encroach into the shoreline structure setback.

2.3 Steep Slope and Steep Slope Buffer

The existing residence is located at the toe of the steep slope on the site. Because of topographic and shoreline buffer constraints, expansion of the residence is not possible without encroaching into this steep slope and its buffer. The stability of the slope was evaluated by Geotech Consultants, Inc.

As part of the proposed project, expansion of the existing residence would encroach into 415 s.f. of steep slope and 1,151 s.f. of steep slope buffer. In addition, construction of a metal grated access bridge would shade 402 s.f. of steep slope. The overall slope area that would be impacted includes some native and ornamental trees as well as invasives including English ivy and Himalayan blackberry.

Development within a critical area steep slope and its buffer are subject to the applicable performance standards outlined in BMC 20.25H.125 (see geotech report for performance standards related to slope stability). As part of these performance standards, all areas of disturbance within the critical area and its buffer must be mitigated per an approved mitigation/restoration plan.

Performance Standard: *Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation.*

The new residence will be constructed in the same general location as the existing residence and has been designed to avoid encroaching into the critical shoreline buffer or shoreline structure setback areas. Vegetation to be removed on the slope has been minimized to the extent feasible but does include the required removal of several trees along the site perimeter. Understory vegetation within the impacted slope buffer and setback areas is sparse and degraded and does not provide any significant habitat.

Mitigation for the unavoidable tree loss will occur through the implementation of a mitigation planting plan that will restore and enhance all of the remaining vegetated portions of the slope and buffer. Mitigation for the slope impacts and tree removal will also occur through significant restoration and enhancement of the shoreline environment.

Shoreline enhancement includes the removal of the existing pavilion and other impervious surfaces as well as much of the existing lawn. The shoreline buffer and structure setback would then be planted with a variety of native species to significantly increase the habitat value of the shoreline environment and provide a connected corridor between the shoreline and slope enhancement areas. The enhanced shoreline environment would also provide additional soil stability during high winter lake elevations and add natural detritus into the lake.

Performance Standard: *Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer.*

The proposed project has been designed to minimize impervious surfaces and wherever possible areas such as the driveway will be replaced with pervious surfaces. Based on the current site plan there will be an overall decrease of 1,695 s.f. of impervious surface over existing conditions.

2.4 FEMA Floodplain

The eastern portion of the site adjacent Lake Sammamish is located within the FEMA 100-year floodplain. Since: 1) no work would occur below the ordinary high water of the lake and 2) no significant native vegetation will be removed within the floodplain, the project will have **No Effect (NE)** on any Endangered Species Act (ESA) listed species and a detailed Floodplain Habitat Assessment and Mitigation Plan should not be required.

3.0 CRITICAL AREA MITIGATION

3.1 Shoreline and Buffer

Mitigation within the shoreline includes the removal of the existing pavilion and other impervious surfaces and enhancing the area with a wide variety of native plantings. In addition, much of the existing lawn area would also be restored with native plantings. Planting the area with native species would increase the plant species and structural diversity over existing conditions and will increase food chain support by increasing the biological production of both vegetation and insects. This in turn should provide food and cover for a variety of song birds and other wildlife and increase the habitat and stability functions of the shoreline.

3.2 Steep Slope and Buffer

As part of the proposed project, all of the vegetated steep slope and buffer areas would be restored and enhanced by: 1) removing English ivy and other invasive species, and 2) planting with a variety of native species to increase the plant species and structural diversity of the slope. This planting should increase the overall habitat value of the slope and provide a connection between the slope and shoreline.

3.3 Goal, Objectives, and Performance Standards for Mitigation Areas

The primary goal of the mitigation plan is to increase the habitat functions of the shoreline buffer and slope areas. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the mitigation area.
Performance Standard: There will be 100% survival of all woody planted species throughout the mitigation area at the end of the first year of planting. For Years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants. Areal coverage of plantings or native re-colonized species will be at least 15% at Year 1, 20% at Year 2, 25% at Year 3, and 40% at Year 5.

Objective B: Limit the amount of invasive and exotic species within the mitigation area.
Performance Standard: After construction and following every monitoring event for a period of five years, exotic and invasive plant species will be maintained at levels below 10% total cover in the designated mitigation areas. Invasive species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, and English ivy.

3.4 Construction Management

Prior to commencement of any work in the mitigation areas, the clearing limits will be staked and any existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and the owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the mitigation plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

3.5 Monitoring Methodology
The monitoring program will be conducted for a period of five years, with annual reports submitted to the City. Vegetation monitoring will include general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weeds.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the mitigation area. Review of the photos over time will provide a visual representation of success of the mitigation plan.

3.6 Maintenance Plan
Maintenance will be conducted on a routine, year-round basis. Additional maintenance needs will be identified and addressed following periodic maintenance reviews. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

3.7 Weed Control
Routine removal and control of non-native and other invasive plants within the designated mitigation areas shall be performed by manual means. Undesirable and weedy exotic plant species shall be maintained at levels below 10% total cover within all mitigation areas during the monitoring period.

3.8 General Maintenance Items
Routine maintenance of planted trees and shrubs shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and other competitive weeds shall be weeded at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

3.9 Contingency Plan
All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the mitigation plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

3.10 As-Built Plan

Following completion of construction activities, an as-built plan for the mitigation area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

4.0 FUNCTIONAL ASSESSMENT TOOL

The project site was evaluated using the City of Bellevue's *Draft Functional Assessment Tool for Upland Habitat* (**Attachment A**). Based on this assessment the project site received a score of 36. In general, sites with scores between 26 and 40 "provide both actual habitat and likely the opportunity for wildlife to use the habitat on the site."

The project site received relatively high scores for its proximity to Lake Sammamish and a biodiversity corridor located to the west of West Lake Sammamish Parkway. The property was also awarded habitat points by the presence of large coniferous trees.

Limiting factors on the site included the lack of habitat features and a relatively low vegetative vertical structural diversity. In addition, although located close to the biodiversity corridor on the west side of West Lake Sammamish Parkway, the site is entirely surrounded by development and effectively disconnected from the corridor. Furthermore, the existing shoreline of Lake Sammamish is developed and does not provide a significant habitat area.

If you have any questions regarding the critical areas study, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

John Altmann
Ecologist

ATTACHMENT A

DRAFT FUNCTIONAL ASSESSMENT TOOL FOR UPLAND HABITAT

City of Bellevue

DRAFT FUNCTIONAL ASSESSMENT TOOL

for Upland Habitat

Property address 1258 WESTLAKE SAMM. PKWY SE Project name WEOWNA POINT

Location Range 5E Township 24N Section 1 Project contact JOHN ALTMANN

Parcel number 925390-0150 Telephone number (425) - 333 - 4535

Property owner _____ Address PO BOX 578, CARNATION, WA 98014

Telephone number ( ) - -

Staff JOHN ALTMANN Date(s) of site visit(s) OCT 3, 2016

Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) data obtained? Y/N Y

1.0	PROPERTY DESIGNATION	Zone A	Zone B	Zone C	Zone D		Zone
1.1	Existing impervious surface	>90%	50-90%	20-50%	0-20%	~42%	C
2.0	**LANDSCAPE PARAMETERS**	**No points**	**1 point**	**2 points**	**3 points**	**Additional points**	**Total**
2.1	**Land use/development density**	Zone A	Zone B	Zone C	Zone D		2
2.2	***Occurrence (number) of habitat types**	0	1	2	3+		3
2.3	****Proximity of known critical areas (distance to edge)**	>2,500 ft	<2,500 ft	<1,200 ft	<100 ft	+1 point if contiguous with critical area	4
2.4	**Habitat connectivity and corridors**	No connection to other habitat areas	≥50-foot-wide connection to vegetated areas of at least 1 acre	≥50-foot-wide connection to vegetated areas of at least 50 acres but not listed parks***	≥50-foot-wide connection King County wildlife network or listed parks***	+1 point for ≥150-foot-wide connection King County wildlife network or listed parks***	0
2.5	**Patch size**	<0.-1.0 ac	1.0-5.0 ac	>5-10 ac	10-42 acres	>42 acres = 4 points	3

City of Bellevue

DRAFT FUNCTIONAL ASSESSMENT TOOL

for upland habitat

2.0	LANDSCAPE PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
2.6	***Interspersion of habitat patches (excluding patches <1 ac in area)**	No or isolated patch (no others within 0.5-ac circle)	Low	Moderate	High	+1 point if wildlife network or listed park is included	2
3.0	**LOCAL PARAMETERS**	**No points**	**1 point**	**2 points**	**3 points**	**Additional points**	**Total**
3.1	**Size of native trees on site**	No significant trees on site	6-12" dbh tree(s) present	12-20" dbh tree(s) present	>20" dbh tree(s) present	+1 point if tree(s) >30" dbh are present	4
3.2	**Coniferous component**	No conifers on site	Conifers very sparse or present in understory only	Conifers co- or sub-dominant in overstory	Conifers dominant	+1 point if conifers >30" dbh are present	3
3.3	**Percent cover (sample vegetated areas only)**						
	Ground layer (0-2.3 ft) (5-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%; -1 point if mowed grass is >50%	3
	Shrub layer (2.3-25 ft) (10-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	2
	Canopy (>25 ft) (30-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	2
3.4	**Vegetative vertical structural diversity (foliage height diversity)**	FHD = 0	FHD < 0.70	FHD = 0.70-0.90	FHD-> 0.90		1
3.5	**Vegetative species richness**	0-1 species	2-5 species	6-19 species	20+ species		2
3.6	**Invasive species component**	>75% cover	25-75% cover	10-25%cover	<10% cover		2

City of Bellevue

DRAFT FUNCTIONAL ASSESSMENT TOOL

for Upland Habitat

3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
3.7	**Proximity to year-round water**	>1.0 mi or artificial feature with maintained /invasive buffer present within 0.3-1 mi	0.3-1.0 mi or artificial feature with maintained/ invasive buffer present within <0.3 mi	<0.3 mi or artificial feature with maintained/ invasive buffer present within patch	Natural water feature present within patch with native buffer		2
3.8	**Snags (≥4 in dbh)**	No snags on site	1/ac or fewer	2-6/ac	>7/ac	Add 0.5 point for each >20 in dbh and 1 point for each >30 in dbh	0
3.9	**Other habitat features**	None	Stump 1	2-4	5 or more		1
Landscape parameters points							14
Local parameters points							22
TOTAL POINTS							36

* Use circle of the appropriate size for the property's zone:

Zone A – 0.5 ac
Zone B – 5.0 ac
Zone C – 100 ac
Zone D – 250 ac

** PHS data required for sites in Zone D

***Parks: Mercer Slough, Phantom Lake wetland complex, Larson Lake wetland complex, Cougar Mountain Regional Wildland Park, Weowna Park; King County wildlife network